

Regional Housing Needs Process (RHNP)

State of California



Process of determining regional and local shares of the statewide housing need

- For use in planning to meet the housing needs of all Californians, at all income levels
- Implemented in housing element of general plans
- Share responsibility of State, regional, and local governments:

Begins with determination by HCD, prepared in consultation with the COG



RHNP determines Housing Construction Need:

Household Growth

+ Vacancy Need

vacancy level adjusted to desirable vacancy levels to accommodate mobility and price moderation within housing markets

+ Replacement Need

for housing lost through demolition, conversion, disaster



Household growth is based upon:

- DOF population projections (12/98) &
- population forecasts used for regional transportation plans (distribution within region)
- Population by age and ethnicity, using headship rates (rate at which population forms households)



COG's determination of the regional distribution considers:

- market demand
- employment opportunities
- availability of suitable sites and public facilities
- commuting patterns
- type and tenure of housing need
- loss of affordability restrictions on existing assisted MF units
- farmworker housing needs; and
- existing and future need



- The housing construction need is allocated by income levels:

very low, low, moderate, above moderate

- & addresses reduction of concentration of lower income households



- The RHNP begins with allocation from HCD two years prior to the due date of housing element updates within the region (*July 1999*) ; and
- is to be completed by a year prior to the housing element due date (*July 2000*)

